



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0043

PROPERTY LOCATION: 682 NORTH ST. ASAPH ST. ALEXANDRIA VA 22314

TAX MAP REFERENCE: 054.04-15-01 ZONE: CRMU/X

**APPLICANT:**

Name: VITALITEA LLC

Address: BUSINESS OFFICE - 400 8<sup>th</sup> ST NW #205 WASHINGTON DC 20004

PROPOSED USE: Limited service restaurant with gift & grocery

merchandise in a mixed retail & office project in a space that  
☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia. *was formerly a sizzling express restaurant*

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

LINDA NEUMANN  
Print Name of Applicant or Agent

[Signature] 6/14/11  
Signature Date

400 8<sup>th</sup> ST NW #205  
Mailing/Street Address

202-464-0256 202-638-7741  
Telephone # Fax #

WASHINGTON DC 20004  
City and State Zip Code

linda@teaism.com  
Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

SUP # 2011-0043

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 682 N. St. Asaph Street, Alexandria VA 22314 I hereby  
(Property Address)

grant the applicant authorization to apply for the RESTAURANT use as  
(use)

described in this application.

Name: Saul Holdings Limited Partnership,  
by Saul Centers, Inc., general partner

Phone: 301/986-6200

Please Print  
Address: 7501 Wisconsin Ave. Suite 1500E  
Bethesda, MD 20814

Email: brian.dunnie@saulcenters.com

Signature: Brian Dunnie  
Brian Dunnie VP

Date: 6-16-11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

VITALITY LLC

50% LINDA NEUDORF 646 EAST CAPITOL ST NW WASHINGTON DC 20005

50% MICHELLE BROWN 400 MASSACHUSETTS AVE NW WASHINGTON DC 20001

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

please see attached.

Teaism SUP Application  
June 21, 2011  
Narrative Description

Teaism is an Asian-inspired tea house restaurant with three locations in Washington DC. Our first location opened in 1996 and we've finally decided that it's time to expand to Virginia. Old Town is a natural choice for us – we appreciate the community and the city's commitment to small, independent businesses.

We have about fifty different loose leaf teas on our brew list – tea from Japan, Korea, Vietnam, India, China, Bolivia, and Sri Lanka. On our food menu, we serve dishes inspired by these countries – bento boxes, curries, sandwiches and salads.

Teaism is what is called a fast casual concept. Our guests order with the cashier, get their food from the open kitchen and seat themselves. This allows us to keep our prices affordable and put a lot of value into the food. We are determined to offer a healthy menu – with food cooked from scratch and pastries baked on premises. Our chef is vigilant - working very hard to eliminate trans fats, high fructose corn syrup, additives, genetically modified organisms, and MSG. We strive, whenever available and affordable, to select organic ingredients.

We plan to be open for breakfast, lunch and dinner seven days a week to meet the needs of the residents, the shoppers and the surrounding office community. We also plan to get a liquor license, in order to offer beer, wine and sake to compliment our food. At our similarly sized location in Washington, liquor amounts to only 2% of our sales. When it comes to Old Town, we anticipate that this might be a bit higher but not by much.

We also sell our loose leaf teas in two-ounce packages, as well as a variety of grocery items and giftware. We've sourced a line of very functional tea equipment – pots, mugs, brewing equipment, etc. so that our guests can enjoy tea at home. This will be accomplished in the Old Town location with a small separate retail area. Our most popular grocery items are our Salty Oat Cookies. We are the exclusive Washington DC area licensees for the recipe and we currently bake 14,000 cookies a month. These are sold individually and in six packs and we anticipate that they will be a huge hit in Alexandria.

Sup 2011-0043

We are delighted with this location – adjacent to Trader Joes and slightly off the beaten path. Formerly a Sizzling Express, the space comes already outfitted with a great deal of equipment. Unfortunately, as the Sizzling Express concept devoted so much space to the hot and cold buffets, they had fewer seats than our concept requires. With this SUP application, we are requesting approval to increase the number of indoor seats from 91 to 157, while keeping the outdoor patio at 40 seats for a total of 197 seats. We plan to have a combination of seating types – stools at a tea bar, stools at counters and high bar-style tables and regular height chairs at tables for two guests that can be pulled together for larger groups. Our architects have developed an attractive plan to add an additional door from the space, which we hope, will make the increase in seating possible.

As with our other locations, we do a very small amount of catering deliveries – mainly bento box lunches for the nearby office community. Our food and beverage minimum for delivery is \$200 before sales tax and a delivery fee. We anticipate doing similar jobs at a similar minimum in Old Town. So while we will have an employee using his own vehicle for these deliveries, it will only make a handful of deliveries a week. We are working with the landlord, BF Saul, to secure a parking spot for the vehicle in the retail parking lot off St. Asaph Street.

As with our downtown locations, we expect that Teaism Old Town will attract a loyal group of devoted guests. Our diners, won-over by our commitment to healthy dining, our relaxed atmosphere and our affordable prices, represent all types of people – young and old, families, couples and singles, residents and tourists. As a whole, they tend to be educated, active, healthy and eco-conscious. We expect that many will use public transportation, bike and walk or combine a visit to Teaism with errands to other nearby businesses.

Two women, Linda Neumann and Michelle Brown, own Teaism. Before opening Teaism in 1996, we worked together at other restaurants beginning in 1985. Our chef Alison Swope, who may be known to people in Virginia from her days at Santa Fe East, is looking forward to “going home” to Old Town.

Thank you for considering our application and we look forward to your guidance as we continue in the process.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. LINDA NEUMANN	646 EAST CAPITOL ST NW WASH DC 20003	50%
2. MICHELLE BROWN	400 MASS AVE NW WASHINGTON DC 20004	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 625/675 N. Washington St., Alexandria, VA 22315 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application

Name	Address	Percent of Ownership
1 Saut Holdings Limited Partnership - ("SHLP")	7501 Wisconsin Avenue, 1500 E Bethesda, MD 20814	Owner of Property
2 Saut Centers, Inc., a publicly traded company, general partner of SHLP	7501 Wisconsin Avenue, 1500 E Bethesda, MD 20814	77.4% owner of SHLP (general partner)
3 Various Other B.F. Saut entities, incl. B.F. Saut Real Estate Investment Trust, Limited Partners of SHLP	7501 Wisconsin Avenue, 1500 E Bethesda, MD 20814	22.6% owner of SHLP (limited partner)

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review

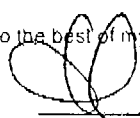
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1 N/A as to Property Owner		
2 N/A as to tenant		
3		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/22/11  
Date

LINDA NEUMANN  
Printed Name

  
Signature

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
 Specify time period (i.e., day, hour, or shift).

Mon-Fri breakfast 50 Sat < day 400  
Mon-Fri Lunch & afternoon - 200 dinner/evening 350  
Mon-Fri Dinner/evening - 400 SUN < day 300  
dinner/evening 250

- B. How many employees, staff and other personnel do you expect?  
 Specify time period (i.e., day, hour, or shift).

Two 8 hour shifts  
day shift - 24 employees night shift - 20 employees

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Mon-Thurs

7<sup>30</sup> AM to 11<sup>00</sup> PM

Fri

7<sup>30</sup> AM to Midnight

SAT

8am to Midnight

SUN

9am to 10<sup>00</sup> PM

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

minimal noise from serene background music,  
normal conversation, normal noise from normal  
restaurant equipment

- B. How will the noise be controlled?

appropriate volume control on background music  
to allow for pleasant conversation, appropriate  
maintenance on equipment to prevent noisy operation

8. Describe any potential odors emanating from the proposed use and plans to control them:

NORMAL COOKING ODORS - CONTROLLED BY APPROPRIATELY  
DESIGNED & MAINTAINED HOOD EXHAUST SYSTEM

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

FOOD WASTE, RECYCLABLE FOOD CONTAINERS,  
CARDBOARD BOXES, RESTROOM TRASH

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

WE ESTIMATE 22 BAGS OF FOOD WASTE TYPE TRASH, 6  
BAGS OF RECYCLING TYPE TRASH & 24 CARDBOARD BOXES  
PER DAY

- C. How often will trash be collected?

THE PROJECT HAS A 34 YARD COMPACTOR WHICH IS  
REMOVED ONE TIME PER WEEK.

- D. How will you prevent littering on the property, streets and nearby properties?

THERE IS AN ATTRACTIVE TRASH RECEPTACLE IN OUR OUTDOOR  
PATIO SPACE AND WE WILL SCHEDULE BUS STAFF TO KEEP OUR  
PATIO SPACE & OUTDOOR SPACE AS WELL AS ADJACENT SIDEWALKS neat &  
trash-free.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes.

☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

as few toxic cleaning compounds as possible - handled  
per the hazardous materials sheets that accompany  
them.



11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes.      ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

degreasing solvent handled & disposed of per the  
accompanying hazardous material instructions.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

well-lit space to encourage visibility, buddy system for  
employees departing at night & arriving in am, Monday to  
Friday cash depositing to limit cash on premises, compliance  
with ABC training to prevent impaired driving, no  
**ALCOHOL SALES** alcohol consumption policy for employees.

- 13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes      ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

on-premises sales of beer, wine, sake & mixed drinks.  
At our similarly sized downtown location, liquor  
is less than 2% of our total sales. We anticipate  
similar sales in old town but hope for a  
slight increase.

**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

170 Standard spaces 8'9" x 18'  
-0- Compact spaces  
10 Handicapped accessible spaces. 11'5" x 18'  
-0- Other.

*please see  
attached  
list of the  
other retail  
tenants in  
the project.*

## Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site☐ off-site

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

## Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? Entrance to loading dock is off WYTHE STREET

C. During what hours of the day do you expect loading/unloading operations to occur?

7am - 4pm Monday to Saturday

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

40 deliveries per week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

street access is completely adequate to fulfill the needs of retail & office tenants in Washington Square project with entrances to parking garages from 3 different streets - S Asaph, Wythe & Pendleton.

#### **SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

4695 sq. ft. (existing) + --0-- sq. ft. (addition if any) = 4695 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: WASHINGTON SQUARE mixed retail & office project developed by BF SAUL

**End of Application**

SUP 2011-0043

**Vitalitea LLC trading as Teaism**

**SUP Application**

**6/17/11**

**Retail Tenants - North St Asaph Street Side**

Art and Framing	795 SF	
Ann's Cleaners	890 SF	
Nail Magic	1,090 SF	
United Studios Karate	2,300 SF	largest class - 35 students
<b>Teaism</b>	<b>4,695 SF</b>	<b>157 seats inside &amp; 40 outside</b>
Trader Joe's	12,145 SF	
Available for Lease	1,450 SF	

**Retail Tenants - North Washington Street Side**

The Business Bank	1,920 SF	
California Burrito Grille	1,585 SF	40 seats
Fed Ex Kinko's	6,500 SF	
Starbucks	1,220 SF	16 seats
Talbots	11,483 SF	



# APPLICATION RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 157

Outdoors: 40

Total number proposed: 197

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only) ☒ Yes ☐ No

Beer and wine — on-premises ☒ Yes ☐ No

Beer and wine — off-premises ☐ Yes ☒ No

3. Please describe the type of food that will be served:

ASIAN inspired healthy dishes to accompany our list  
of 50 different loose leaf teas. Menu includes  
curry dishes, bento boxes, salads, sandwiches.

4. The restaurant will offer the following service (check items that apply):

☒ <sup>self</sup>table service ☒ bar ☒ carry-out ☒ delivery

*we are a quick  
service fast casual  
concept where*

5. If delivery service is proposed, how many vehicles do you anticipate?

Will delivery drivers use their own vehicles? ☒ Yes ☐ No

Where will delivery vehicles be parked when not in use?

we are working with the landlord BF Saul to secure a parking  
spot in the St Asaph street lot,

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☐ Yes ☒ No

If yes, please describe:

---

---

---

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
  - ☒ 100%
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☐ No parking can be accommodated off-street
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
  - ☐ All
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☒ None
  
3. What is the estimated peak evening impact upon neighborhoods? (check one)
  - ☐ No parking impact predicted
  - ☐ Less than 20 additional cars in neighborhood
  - ☒ 20-40 additional cars
  - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
 

<u>186</u>	Maximum number of patron dining seats ( <i>inside and outside</i> )
+ <u>11</u>	Maximum number of patron bar seats
+ <u>-0-</u>	Maximum number of standing patrons
= <u>197</u>	Maximum number of patrons
  
2. 24 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
  - ☐ Closing by 8:00 PM
  - ☐ Closing after 8:00 PM but by 10:00 PM
  - ☒ Closing after 10:00 PM but by Midnight
  - ☐ Closing after Midnight
  
4. Alcohol Consumption (check one)
  - ☐ High ratio of alcohol to food
  - ☐ Balance between alcohol and food
  - ☒ Low ratio of alcohol to food

Teaism  
SUP Application  
June 21, 2011  
Litter Plan

We are very committed to maintaining our space and the space around our restaurant. There is an attractive trash can existing in the outdoor patio area. We will have bus people scheduled at all times, assigned to maintain the interior and exterior. Their job will be to pick up and transport customer trays to the dish area. They will also be tasked with picking up trash, tidying the planters and sweeping/hosing down the outdoor patio and adjacent sidewalk at least two times a day.

At our downtown Dupont Circle location, we have a front garden with a sculpture and low benches for guests. At our Lafayette Park location, we have an outdoor patio with tables, chairs and umbrellas. We have always maintained the highest standards, taking ownership of not only our space but also the surrounding areas.

To reduce trash, we will serve all "here" food on real plates, bowls, etc. with real utensils. We will use disposables only when a customer orders "to go" and expect that these orders will be taken back to the office or taken home for consumption.

Parking Management Plan  
Vitalitea LLC trading as Teaism  
June 14, 2011

We propose to operate a quick service restaurant in the Washington Square office and retail project developed by BF Saul. The project has 180 parking spots devoted to customers of the retail tenants of the project, which include Trader Joe's, a dry cleaner, a nail salon, Talbots, a karate studio, Starbucks, a small restaurant, an art & framing shop and Kinkos. There is a retail parking garage on our side with an entrance off N. St. Asaph Street with 98 spots. There are two other retail parking garages, off Wythe and off Pendleton streets, with another 82 parking spots for retail visitors. There is separate parking for the office tenants of the project. Of the 180 retail parking spots, 10 are handicapped accessible, leaving 170 standard sized regular parking spots.

We anticipate that a fair number of our customers will be the office tenants who are already parked in the separate office parking or retail visitors who are already there shopping at Trader Joe's or combining a visit to Teaism with a visit to another retail tenant in the project. This limits the need for additional parking as our guests are already current customers of the existing businesses.

As with our other locations in Washington, DC, we are confident that a fair amount of our customers will walk from nearby residential housing. With our low price point and healthy approach to dining, we attract a loyal and devoted batch of customers who are able to dine with us several times a week while maintaining a commitment to healthy living.

When it comes to our employees, our goal is to promote the use of metro and buses. One of the owners of the business is an evangelical bicycle rider who has shared her passion for riding with many of our current employees. We are confident that many of our employees will be biking to work. There is a secured, caged bicycle rack that is available to our employees in the upper level parking garage as well as two bicycle racks in the N. St. Asaph Street garage.



Sup 2011-0043

June 18, 2011

The City of Alexandria  
Department of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Teaism - Letter of Support

Dear Sir or Madam:

As the owner of both 910 and 914 N Columbus St, I am very excited that Teaism has taken an interest in the vacant space on St. Asaphs Street next to the Trader Joe's. With the abundance of national chains (ie: starbucks, costi, chipotle, etc...) on King Street, it is refreshing to have a budding local enterprise with a focus on the community move into our neighborhood. Their healthy food and beverage allows all stakeholders an opportunity to explore pure unadulterated whole leaf teas at an affordable price. I frequent their locations in Washington DC and believe that Michelle and company will open up another great location that will serve as a hub for community events and activities for years to come.

Should you need to get a hold of me for any reason, please feel free to contact me at 202-573-8333. If there is anything else I can do to show my support for this establishment, I would be more than happy to abide.

Sincerely,



Michael Johns

**Subject:** Fwd: Support for Teaism in Alexandria  
**Date:** Monday, June 20, 2011 2:02:03 PM ET  
**From:** Michelle Brown  
**To:** Linda Neumann

SUP 8011-0043

Begin forwarded message:

**From:** Katie Gustafson <[kmgustafson@gmail.com](mailto:kmgustafson@gmail.com)>  
**Date:** June 20, 2011 1:35:09 PM EDT  
**To:** <[michelle@teaism.com](mailto:michelle@teaism.com)>  
**Subject:** Support for Teaism in Alexandria

Hi Michelle,

I am not sure if this letter will be too late, but I heard from Michael Johns that you are contemplating putting a Teaism shop in Old Town Alexandria. I would like to express support of this idea. I am a resident at 910 N. Columbus Street, within walking distance of the potential Teaism location. I have extensive experience with Teaism, both the Dupont Circle and Federal Triangle locations, and very much enjoy the food, drink, and ambiance at these shops. As someone who works from home on my computer, I like to frequent local coffee and tea shops for a change of scenery, and I would happily make a nearby Teaism store part of my usual schedule.

Best wishes,  
Katie Gustafson

# Saul Centers

A Real Estate Investment Trust

[Our Company](#) | [Properties](#) | [Acquisition Criteria](#) | [Investor Relations](#) | [Contact Us](#) | [Home](#)

SUP2011-0043

## Properties

Washington Square - Alexandria, VA

< [back to MD/DC/VA Map](#)

[MD/DC/VA Quick Search Menu](#)

[Lease Plan](#) | [Local Maps](#) | [Aerial](#)



**Washington Square** is a 235,000 square foot Class A mixed-use office/retail complex developed on a two-acre site along Alexandria's main street, North Washington Street, in historic Old Town Alexandria. Washington Square features twin four-story buildings with brick and cast stone exterior façades and glass curtain walls overlooking a spacious courtyard. Tenants are attracted by the property's 3-story atrium lobbies, fitness center, concierge service, 600 space parking structure and computerized energy management system.

### Location:

625/675 N. Washington Street  
(between Pendleton Street & Wythe Street)  
Alexandria, VA 22314

**Total SF:** 46,073 (Retail)  
188,969 (Office)

**Land Area:** 2.0 acres

### Traffic:

N. Washington St. 35,000 +/- ADT  
Pendleton St. 3,900 +/- ADT  
Wythe St. 5,900 +/- ADT

### Demographics:

**Population:**

1 mile	22,772
3 miles	134,477
5 miles	423,913

**Average Household Income**

1 mile	\$133,777
3 miles	\$105,941
5 miles	\$88,891

**Major Tenants:** Trader Joe's Grocery, Talbots, FedEx Kinko's, Starbucks Coffee

### Retail Contact: [Zach Friedlis](#)

P 301.986.6372  
F 301.986.7758

### Office Contact: [Steve Corey](#)

P 301.986.6100  
F 301.986.6079

### [Available Space](#)



Starbucks



Trader Joe's



Kinko's



Both Buildings  
Looking East



Buildings at  
Night

Last updated 03/30/2011



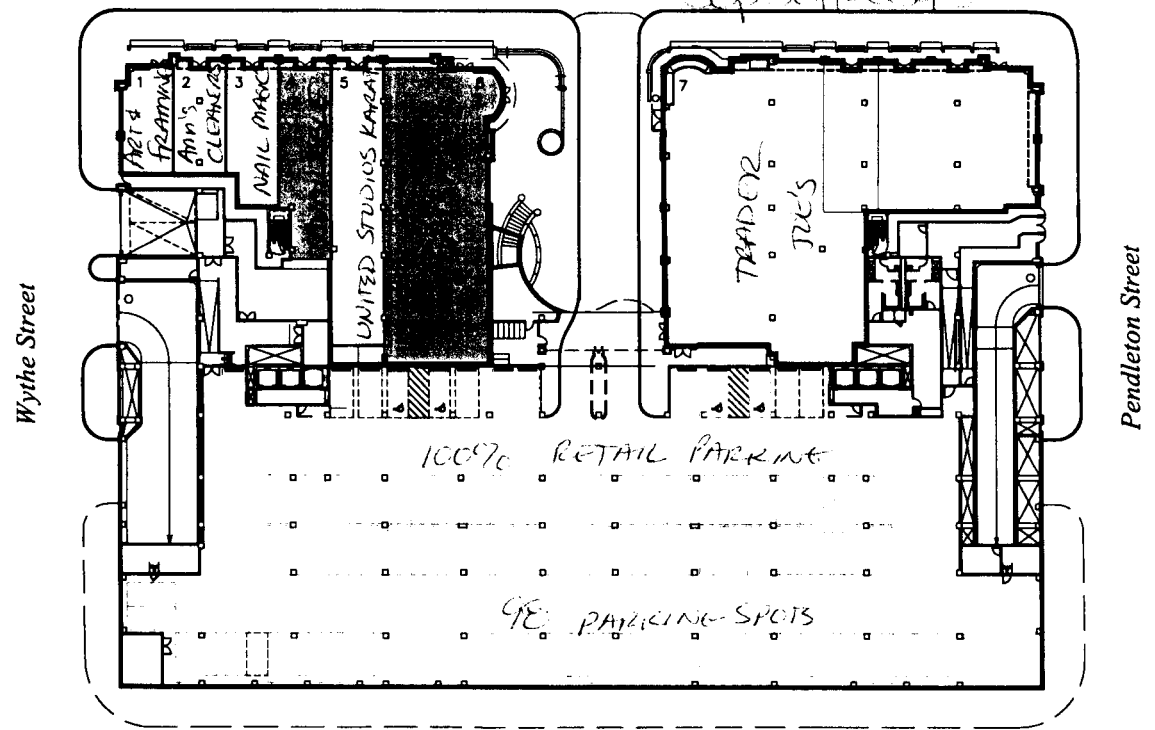
Saul Centers, Inc. | 7501 Wisconsin Ave., Suite 1500 | Bethesda, MD 20814-6522 | 301-986-6200 | 301-986-6079 Fax

© Copyright 2006

N. Saint Asaph Street  
Level

North Saint Asaph Street

Sup 2011-0012



North Washington Street



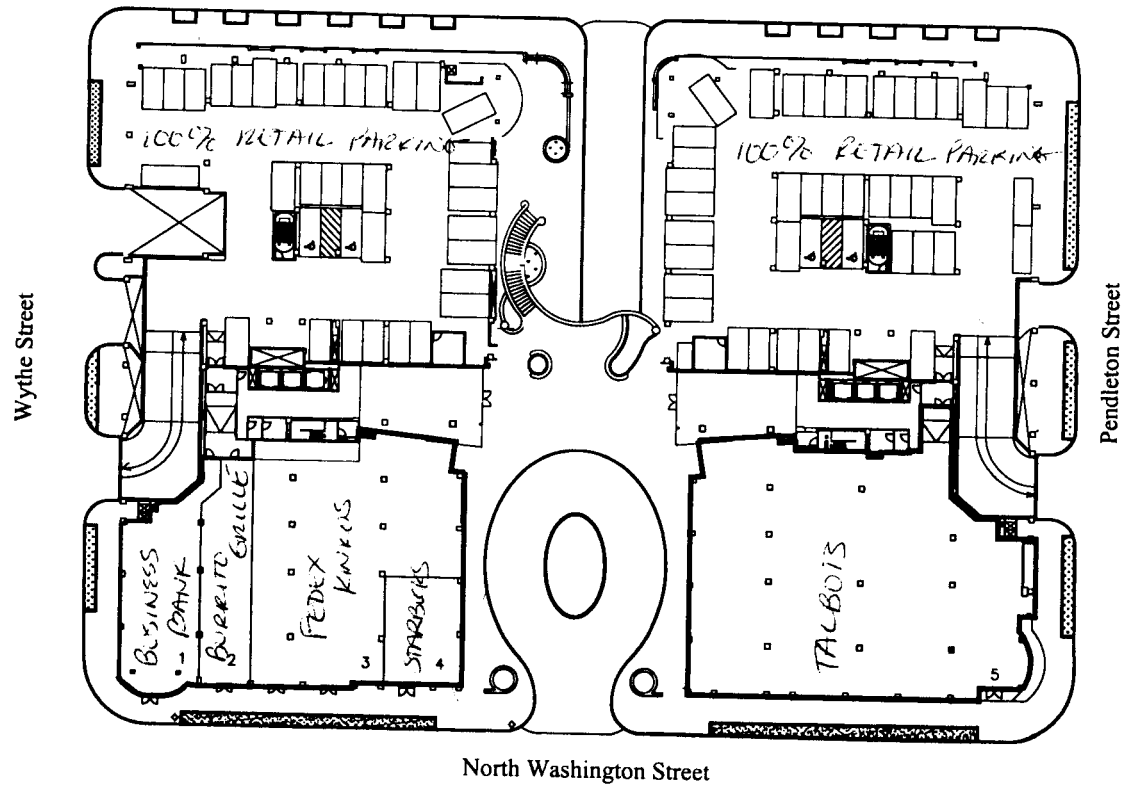
180 retail spots on 2 levels

10 handicapped 10'5" x 18" 170 standard 5'7" x 18"

North Washington Street Level

2 PARKING LOTS WITH 40 + 42 = 82 SPOTS 90% RETAIL

North Saint Asaph Street



WASHINGTON SQUARE / TRADING SITE PLAN

# KEY NOTES

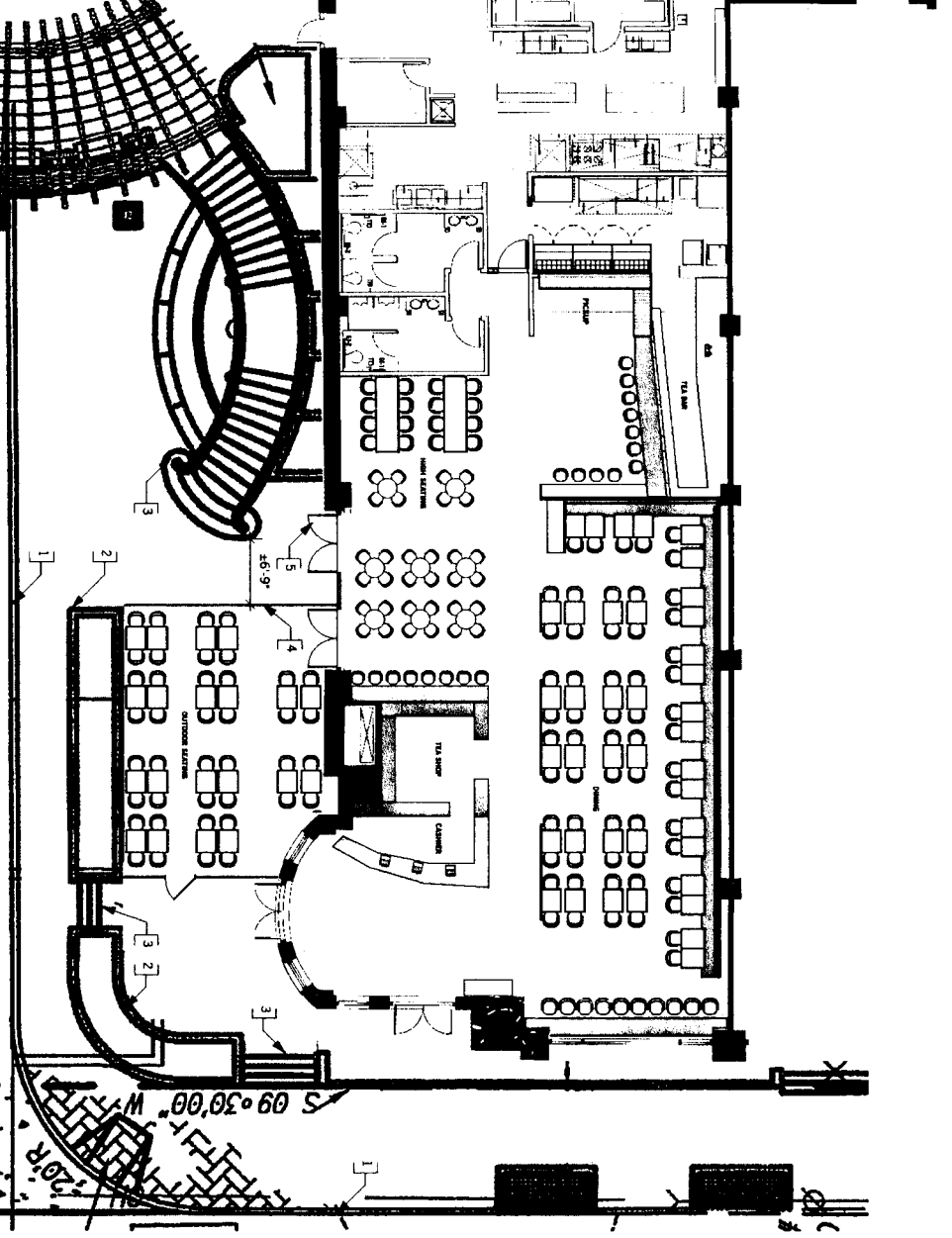
1. CURB
2. EXISTING PLANTERS
3. EXISTING STAIRS
4. NEW LONG PLANTER (48" MAX) WITH ENTRY PLANTING AND SINGLE 36" WIDE GATE EXIT FOR ALCOHOL/BEVERAGE CONTROL COMPLIANCE.
5. NEW ENTRY DOORS FOR EXIT COMPLIANCE, WHEELCHAIR ACCESSIBLE ENTRY AND EXIT, AND OUTDOOR SEATING ACCESS.

## FURNITURE PLAN

Scale: 3/32" = 1'-0"



SEATING COUNT			
QTY	DESCRIPTION	#/SEATS	TOTAL
40	GROUND FLOOR	2	80
11	DINING TABLE 28x24	1	11
8	COUNTER STOOLS	1	8
10	COUNTER CHAIRS	1	10
2	BAR TABLES 24x24	8	16
8	BAR TABLES 28x24	4	32
	TOTAL INDOOR		157
20	OUTDOOR SEATING		
	TOTAL OUTDOOR	2	40
	TOTAL INDOOR + OUTDOOR		197



Architect

Client

Issue

Group7  
1010 Wisconsin Avenue NW  
Number 200  
Washington, DC 20007  
202.342.0890

TEAISM  
682 N. ST. ASAPH STREET  
ALEXANDRIA, VA

DRAFT SUP 17 JUN 11

11.08

TEAISM

Drawings and specifications are the sole property of the firm. No part of this drawing may be reproduced or used in any other project or enterprise, or by any other person, firm, or organization, without the written consent of the firm.

A2

500-100-003